


BUILD-TO-SUIT CROSSDOCK

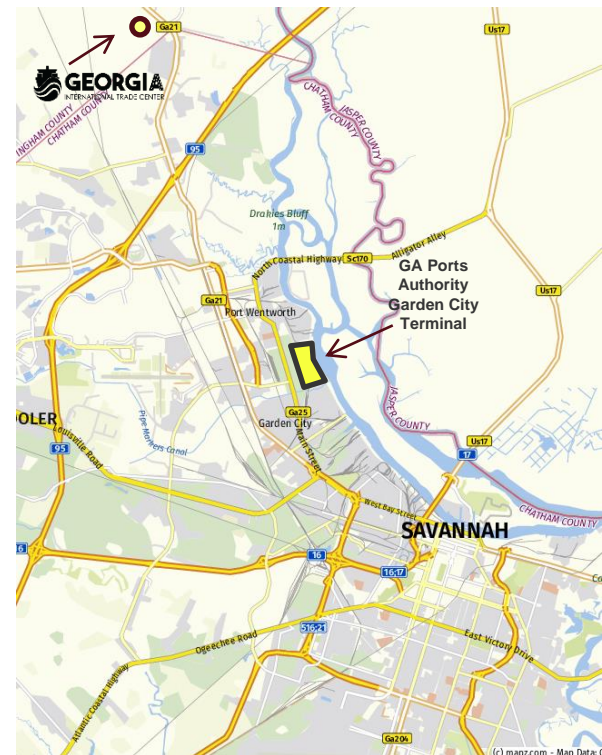

733,200 SF Crossdock Warehouse – Build-to-Suit Georgia International Trade Center Lease Rate/Sale Price: Please Inquire

Location Highlights

- Chatham Building in the Georgia International Trade Center ("GITC")
- 9.6 miles to GA Ports Authority Garden City Terminal and 3.8 miles to Interstate 95
- Excellent access to Interstates 95 and Jimmy Deloach Parkway via Highway 21 with best market truck route, only two turns to access GPA
- GITC is the Savannah metro area's latest large scale Class A industrial park, with over 4.2 msf leased and/or under construction since March 2019

Warehouse Detail

- 733,200 total sf Crossdock can be delivered within 11 months of lease or purchase agreement execution
- Class A, tilt-wall construction
- 40' clear height with ESFR
- Perimeter fencing with secure truck court
- Developer has General Contractor and site work crews on-site currently building three spec. warehouses totalling 1.7 msf of Class A Warehouse – ensures delivery date of the Chatham Building for Tenant/Purchaser



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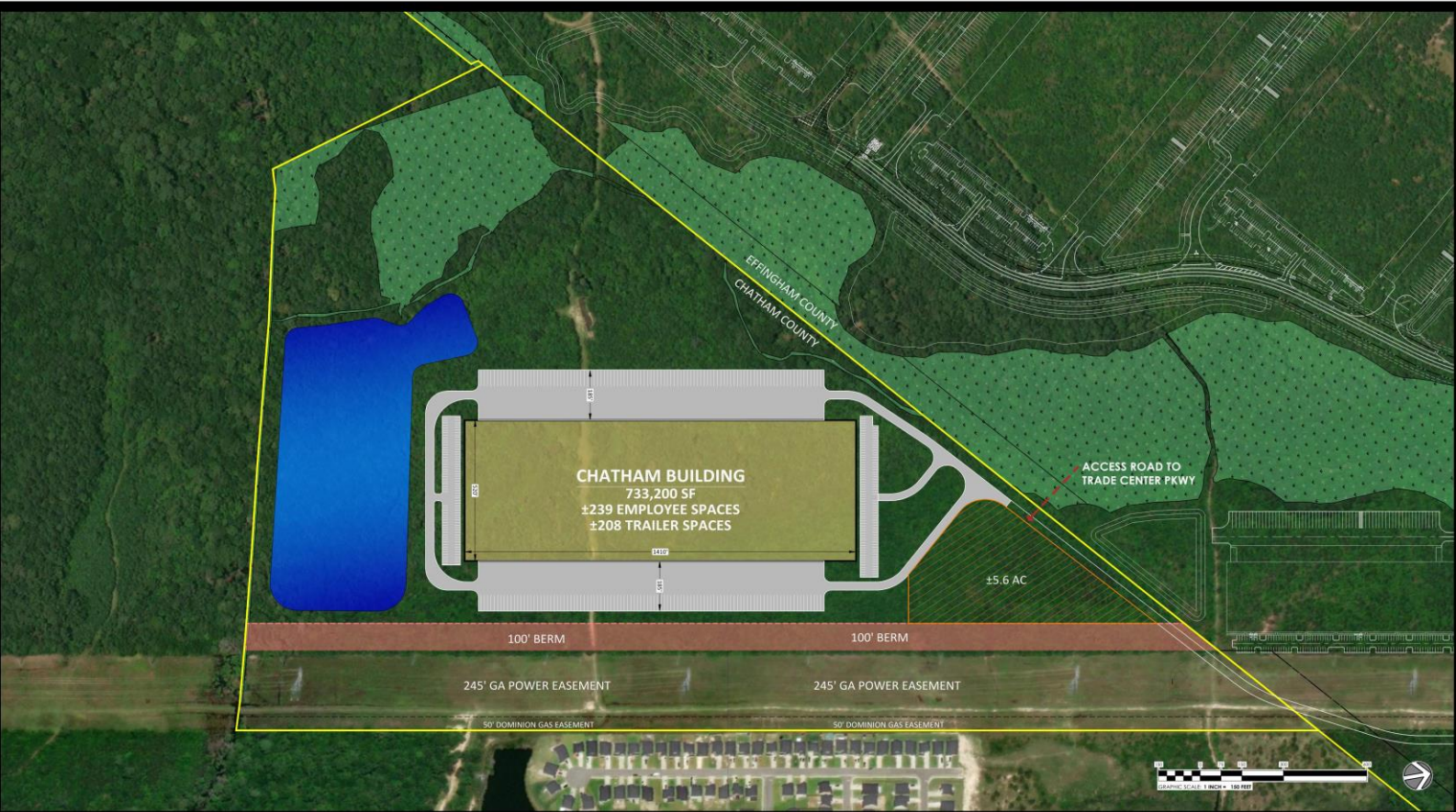
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WAREHOUSE DETAIL – CHATHAM BUILDING

TOTAL SQUARE FEET AVAILABLE	733,200 sf – Divisible to 360,000 sf
OFFICE	Build-to-Suit
TRAILER PARKING	208
DOCK HEIGHT DOORS	(175) 9'x10'
DRIVE-IN DOORS	(4) 12'x16' w/ 20' wide ramps
COLUMN SPACING	50'x54'
SPEED BAYS	60'
LIGHTING	LED – 25 FC
CLEAR HEIGHT	36' - 40' – Build-to-Suit
AUTO PARKING	186 (Expandable to 275)

Site Plan & Building Features – Chatham Building

- 733,200 SF - 520' deep Crossdock configuration
- 208 trailer spaces with 185' truck court
- Potential for secure truck court if required with excellent access to SR 21 via Trade Center Boulevard
- Office and dock packages are build-to-suit
- Building will deliver within 11 months of lease/purchase agreement execution with early access granted for tenant/purchaser cabling, wiring, racking and related upfit



PREPARED FOR:
Chesterfield.

CONCEPTUAL LAYOUT EXHIBIT
GEORGIA INTERNATIONAL TRADE CENTER - CHATHAM TRACT
Chatham County / GA
March 30, 2020

**THOMAS &
HUTTON**

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Class A Park – GA International Trade Center

- GITC is the Savannah metro area's newest large scale, institutional quality Class A+ industrial park
- 7.2 MSF at build-out with 2.4 MSF delivered to date and leased to Shaw Industries, Geodis Logistics, DeWell Container Shipping, Pacific Cycle and Sunland Logistics
- Closest Industrial Park to the GPA with availability of New Class A Buildings
- Strategically located in Effingham County along the northern border of Chatham County offering the combined advantage of port proximity, availability of labor and potential local incentives for industrial owners and occupiers

Why GA International Trade Center?

- Only 9.6 miles from the GA Ports Authority with two truck turns via SR 21
- Trained workforce in the immediate area (Effingham County/Rincon) with over 18,000 workers commuting out of the County for employment – 50% of which are in the manufacturing and logistics industry
- Supportive local Government and potential for competitive incentive package for qualifying occupiers

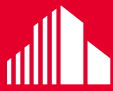
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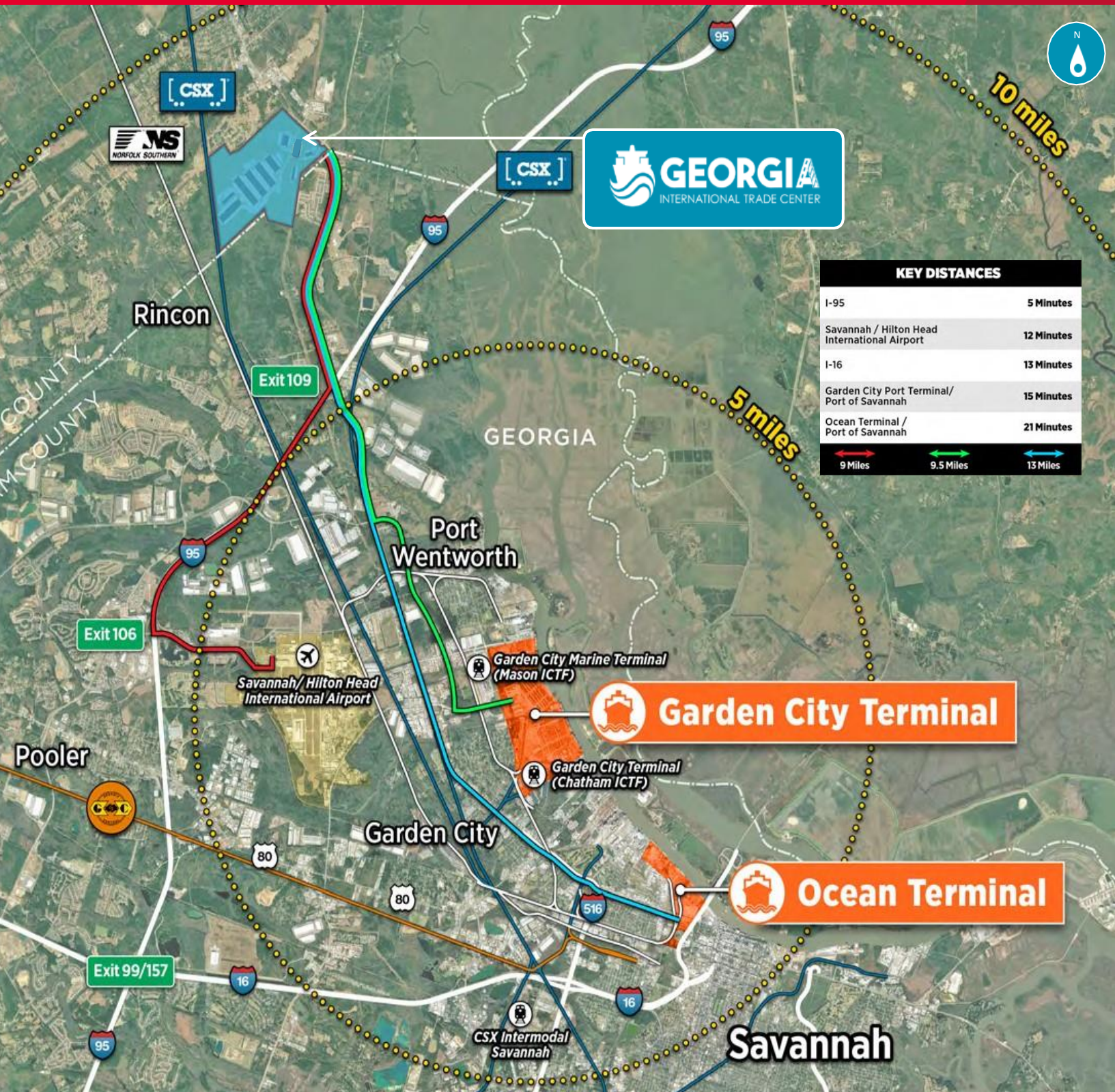
**GILBERT &
EZELLE**

FOR LEASE

733,200 SF Class A Crossdock

Georgia International Trade Center

1001 Trade Center Parkway, Rincon, GA



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